

MEMORANDUM

1 vote Doc 5013  
FEBRUARY 11, 1988

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TO: BOSTON REDEVELOPMENT AUTHORITY AND  
STEPHEN COYLE, DIRECTOR

FROM: RICARDO MILLETT, ASSISTANT DIRECTOR  
MARIA FARIA, SENIOR PROJECT MANAGER

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56  
REQUEST AUTHORIZATION TO REVISE THE PLANS FOR  
PARCEL SE-73, LOCATED AT 772-776 TREMONT STREET  
AND 176-178 WEST SPRINGFIELD STREET

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SUMMARY: THIS MEMORANDUM REQUESTS THAT THE DIRECTOR BE  
AUTHORIZED, FOR AND ON BEHALF OF THE AUTHORITY,  
TO EXECUTE ANY AND ALL DOCUMENTS, AGREEMENTS,  
OR INSTRUMENTS NECESSARY TO APPROVE THE REVISED  
PLANS FOR PARCEL SE-73

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Parcel SE-73 is located at 772-776 Tremont Street and 176-178 West Springfield Street in the South End Urban Renewal Area, Project No. Mass. R-56. The parcel contains a two-story brick and masonry structure on approximately 3,591 square feet of land.

This building was conveyed by the Authority to Peter O. Wilde and Albert R. Depamphiles, on July 22, 1982, for the purpose of converting the building into commercial use on the first floor and two apartments on the second floor. The first floor consisted of three commercial stores: a coin-operated laundry, a dry-cleaning establishment, and a leased local service-oriented retail business.

On March 1, 1984, the Director was authorized to issue a Certificate of Completion in accordance with the terms of the Land Disposition Agreement (LDA) and the Deed for Parcel SE-73.

On July 31, 1985, Peter Wilde and Albert Depamphiles conveyed the property to KSDI Realty Trust. On January 6, 1987, the South End Landmarks District Commission reviewed and voted conditionally to approve KSDI's application for a Certificate of Design Approval. Subsequently, on March 12, 1987, the Board of Appeals granted conditional approval for the construction of seven (7) additional residential units at 768-772 Tremont Street and 176-178 West Springfield Street.

This site originally had a four-story building to match the adjacent buildings along the street line. In 1959, the top two stories were removed.

Robert Kaufman and William Shea, Trustees of KSDI Trust, propose to erect a two-story addition to the existing two-story building, and erect an addition to extend building to existing footprints. Furthermore, they intend to change the occupancy from laundromat, restaurant and two (2) apartments to laundromat, restaurant and nine (9) apartments. KSDI Trust intends to convert the building into condominium units. The Trust has agreed to retain the laundromat and restaurant on the site. The revised plans submitted by the Trustees are in conformity to the South End Urban Renewal Plan.

The design plans have been reviewed by Authority's Design Department and has granted conditional design approval. Further review of the project and final approval of the contract documents will be required, prior to applying for a building permit for the project.

According to Article V in Section 502 of the Land Disposition Agreement, the provision indicates that the developer shall not, "until the expiration of the term of the plan, reconstruct, demolish, subtract....make any additions thereto or extensions thereof,...if such (acts) will affect in any way the external appearance of any buildings without the prior written approval of Authority...Any reconstruction, demolition, subtraction, addition, extension, or change undertaken pursuant to the prior written approval of the Authority shall in all respects be in accordance with and conform to the provisions of the South End Urban Renewal Plan."

The new owners of the property, Robert Kaufman and William Shea, are requesting that the BRA give written approval of the proposed plans and amend the L.D.A. so that the addition to this building can commence. The owners have agreed to pay a disposition price of \$35,000 for the additional units to be added to the building.

It is, therefore, recommended that the Authority authorize the Director to execute the necessary documents approving the revised plans and amending the L.D.A. for Parcel SE-73, located at 772-776 Tremont Street and 176-178 West Springfield Street in the South End Urban Renewal Area, Project No. Mass. R-56.

An appropriate vote follows:

VOTED: That the Director be, and hereby is, authorized for and on behalf of the Authority to execute any and all documents, agreements or instruments necessary to approve the revised plans and amend the Land Disposition Agreement for Parcel SE-73 in the South End Urban Renewal Area, said documents to include the Authority's usual covenants contained in the Authority's standard Land Disposition Agreement and any clauses the Director deems in the interests of the Authority to insure a timely commencement and completion of improvements.